

ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

Tuesday, May 20, 2014
7:00 p.m.

ROLL CALL:

PRESENT:	Mayor	John Chirkun
	Mayor Pro Tem	Robert Taylor
	Board Member	Salvatore Aiuto
		Jan Haggerty
		Catherine Haugh
		Colleen McCartney
		Bill Shoemaker
ABSENT		None
OTHERS PRESENT:		
	City Clerk	Richard M. Steenland
	City Manager	Scott A. Adkins
	City Attorney	Tim Tomlinson

Mayor John Chirkun called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

I. ROUTINE MATTERS

1. Approval of minutes of meeting held April 15, 2014.

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER CATHERINE HAUGH seconded to approve the minutes of meeting held April 15, 2014.

MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public hearing and Board consideration for variance to replace existing 50' high billboard with 70' high digital billboard with an overall area of 672sf with cycle time less than 30 seconds on the property at 15221 11 Mile Road, Lamar Advertising Company, Joseph Shopshear, petitioner.

Petitioner Joseph Shopshear appeared on behalf of this request.

City Clerk Richard M. Steenland received one letter in opposition.

BOARD MEMBER JAN HAGGERTY moved, MAYOR PRO TEM ROBERT TAYLOR seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER SALVATORE AIUTO seconded to the approve the petitioner's request for a variance based upon the finding that an undue hardship exists, being the LED sign could be considered harmonious with the surrounding area due to existence or other LED and digital signs in the area.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO REPLACE EXISTING 50' HIGH BILLBOARD WITH 70' HIGH DIGITAL BILLBOARD WITH AN OVERALL AREA OF 672SF WITH CYCLE TIME LESS THAN 30 SECONDS AT ON PROPERTY AT 15221 11 MILE ROAD ROSEVILLE MI 48066..

PERMANENT PARCEL NO. 14-18-352-013

VAR. #1214

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 264-6-a-1(b) & (c) and 264-9 (D) will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

2. **Public hearing and Board consideration for variance to change existing billboard sign from static to digital with an overall area of 1200sf and cycle time less than 30 seconds on the property at 20899 Masonic, International Outdoor, Patrick Depa, petitioner.**

Petitioner Patrick Depa and Randy Oram appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER JAN HAGGERTY moved, MAYOR PRO TEM ROBERT TAYLOR seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

**City Attorney Tim Tomlinson asked the Board to consider tabling this variance to allow him an opportunity to review the current lease to make sure this was contemplated and review potential legal issues.*

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER JAN HAGGERTY seconded to table the request for a variance to change existing billboard sign from static to digital with all overall area of 1200sf and cycle time less than 30 seconds on the property at 20899 Masonic, International Outdoor.

MOTION CARRIED UNANIMOUSLY

3. **Public hearing and Board consideration for variance to change existing billboard sign from static to digital with an overall area of 1200sf and a cycle time less than 30 seconds on the property at 20910 Masonic, International Outdoor, Patrick Depa, petitioner**

Petitioner Patrick Depa and Randy Oram appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER JAN HAGGERTY moved, MAYOR PRO TEM ROBERT TAYLOR seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

**City Attorney Tim Tomlinson asked the Board to consider tabling this variance to allow him an opportunity to review potential legal issues.*

BOARD MEMBER CATHERINE HAUGH moved, BOARD MEMBER JAN HAGGERTHY seconded to table the request for a variance to change existing billboard sign from static to digital with an overall area of 1200sf and a cycle time less than 30 seconds on the property at 20910 Masonic, International Outdoor.

MOTION CARRIED UNANIMOUSLY

4. **Public hearing and Board consideration for variance to construct an enclosed porch on front of house which encroaches into required 25' front yard setback on the property located at 17732 Ivanhoe, Funspace Direct LLC, James Hall, petitioner.**

Petitioner James Hall appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER SHOEMAKER seconded to table the request for a variance to construct an enclosed porch on the front of house which encroaches into required 25' front yard setback on the property located at 17732 Ivanhoe, until the Police Department can conduct a traffic study.

II. HEARING OF THE PUBLIC

No one from the public wished to be heard.

IV. ADJOURNMENT

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER BILL SHOEMAKER seconded that the agenda having been acted upon, the meeting is hereby adjourned at 8:07 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Richard M. Steenland, City Clerk